

047.A

0007

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

914,100 / 914,100

USE VALUE:

914,100 / 914,100

ASSESSED:

914,100 / 914,100



PROPERTY LOCATION

No	Alt No	Direction/Street/City
72-74		HAMLET ST, ARLINGTON

OWNERSHIP

Owner 1:	SHAFFNER JASON C & KERYN M	Unit #:	2
Owner 2:			
Owner 3:			
Street 1:	72 HAMLET ST UNIT 1		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BROWN ARIEL B & -

Owner 2: MOORE ANNE R -

Street 1: 72 HAMLET ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 2086 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7288																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	914,100			914,100		315387
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	914,100	0	.	.	914,100		Year end	12/23/2021
2021	102	FV	887,600	0	.	.	887,600		Year End Roll	12/10/2020
2020	102	FV	874,300	0	.	.	874,300	874,300	Year End Roll	12/18/2019
2019	102	FV	739,400	0	.	.	739,400	739,400	Year End Roll	1/3/2019
2018	102	FV	654,700	0	.	.	654,700	654,700	Year End Roll	12/20/2017
2017	102	FV	597,400	0	.	.	597,400	597,400	Year End Roll	1/3/2017
2016	102	FV	597,400	0	.	.	597,400	597,400	Year End	1/4/2016
2015	102	FV	552,500	0	.	.	552,500	552,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN ARIEL B &	70803-429		3/30/2018	Abutter	760,000	No	No		
BROWN ARIEL B &	63738-108		6/11/2014	Convenience		1	No	No	
AMINI SAMIRA	61793-27		5/14/2013		540,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/31/2018										Measured	DGM	D Mann
3/18/2013										NEW CONDO	PC	PHIL C

Sign:	VERIFICATION OF VISIT NOT DATA	_____	_____	_____
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Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc:		# Units									
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

UnSketched SubAreas:
GLA: 2086,

GENERAL INFORMATION

Grade:	B- - Good (-)
Year Blt:	1922
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G15
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION**CALC SUMMARY**

Basic \$ / SQ:	305.00
Size Adj.:	1.15335560
Const Adj.:	0.97515047
Adj \$ / SQ:	343.032
Other Features:	91482
Grade Factor:	1.21
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1123006
Depreciation:	208879
Depreciated Total:	914127

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	477.33	
Special Features:	0	Val/Su Net:	438.21	
Final Total:	914100	Val/Su SzAd	438.21	

PARCEL ID

047.A-0007-0002.0

Total:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total:

Total:

IMAGE

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AssessPro Patriot Properties, Inc